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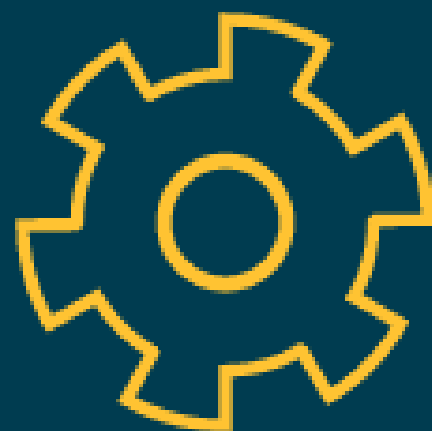


1,430

Affordable Units

- Creating over 7,000 units of varied housing types in East Boston
- Contribution of \$5 million to a new East Boston Housing Stabilization Fund
- Commitment to a minimum of 35% 2-bedroom and 3-bedroom units
- Commitment to 10% senior housing (ages 55+) across the site

Work



25,000

Permanent Jobs Created

- Commitment to union labor through historic Project Labor Agreement (PLA)
- Creation of approximately 14,000 union construction jobs
- Contribution of \$1 million to Building Pathways job preparation programs for local young people of color
- Commitment to 10% or more of retail to local businesses

Connect



40

Acres of Open Space

- 5.7 miles of new protected cycle tracks and bike lanes
- Investment of \$196.5 million to build on-site roadways, sidewalks and utilities
- Investment of \$41 million to improve 30 off-site traffic intersections
- Commitment of \$20 million towards MBTA Blue line enhancements and station upgrades
- 15-year MBTA Blue Line operating subsidy totaling \$3.15 million

Sustain



75%

LEED Gold Buildings

- 50,000 SF Passive House Demonstration Project
- All buildings will improve energy savings over current code
- 2MW of on-site solar power
- 25% EV parking spaces and 75% EV ready spaces
- No increases in flooding; creating a new stormwater management system and upgrading pump station
- Planting 1,500 new street trees



Suffolk Downs Redevelopment

Boston Zoning Commission Hearing

October 21st, 2020



BOSTON LOGAN
INTERNATIONAL AIRPORT

SEAPORT

DOWNTOWN
BOSTON

KENDALL
SQ./MIT

HARVARD/
CAMBRIDGE

EAST BOSTON
GREENWAY

CONSTITUTION BEACH

ORIENT HEIGHTS

CHELSEA CREEK

SUFFOLK DOWNS

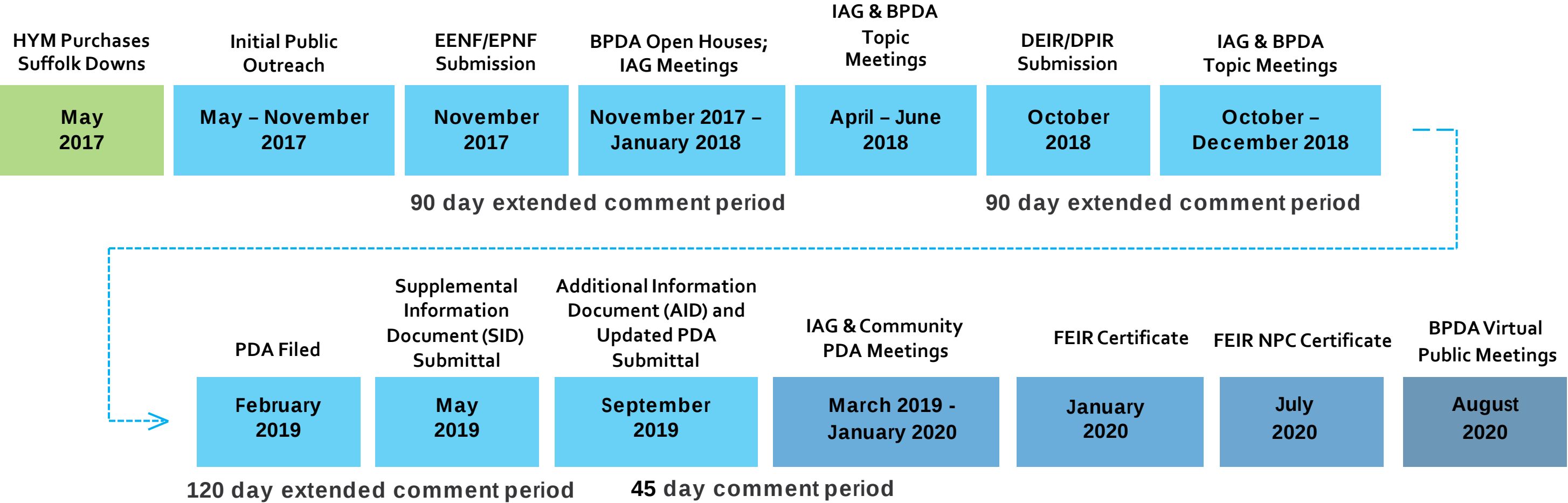
BELLE ISLE MARSH

BENNINGTON STREET

BEACHMONT

REVERE BEACH
PARKWAY

Over Three Years of Community Engagement and Over 450 Community and Stakeholder Meetings



- Received the Final MEPA Certificate in January 2020, marking the state-level approval of Suffolk Downs
- Fully permitted in Revere (Revere Special Overlay District, Revere Special Permit) since 2018

Spanish and Arabic Translation Services Provided

Public Documents Translated to into Spanish and Arabic

- DEIR/DPIR Executive Summary
- PDA Filing (PDA Master Plans, PDA Development Plans for Phases 1-5)
- Suffolk Downs Additional Information Document

Additional Documents Translated into Spanish

- PDA Redline By Phase
- Suffolk Downs Project website allows Spanish speakers to enter site in Spanish
- All BPDA related agreements will be translated into Spanish

Spanish Language Interpretation Services Provided

- HYM has utilized Spanish interpreters which have been present at all our BPDA community and IAG meetings
- December 19, 2017: East Boston Public Community Meeting
- January 30, 2018: BPDA East Boston Public Community Meeting
- October 2, 2018: Public Meeting Following DEIR/DPIR filing
- October 16, 2018: East Boston Public Community Meeting
- October 30, BPDA Boston Public Community Meeting - Transportation Impacts
- November 13, 2018: East Boston Public Community Meeting - Climate Change Resiliency, Open Space
- December 11, 2018: East Boston Public Community Meeting
- February 26, 2019: PDA Community Meeting #1 Suffolk Downs
- March 13, 2019: Spanish Language IAG PDA Presentation
- May 21, 2019: PDA Community Meeting Suffolk Downs
- October 1, 2019: Suffolk Downs - Community Meeting

Spanish Only Language Meetings

- November 27, 2018: Spanish Language DPIR Community Meeting
- March 7, 2019: Spanish Language PDA Community Meeting

Other Outreach

- January 29, 2018: Univision Radio Interview
- January 31, 2018: La Magician (1600) Radio Interview
- January 31, 2018: Latino Business Owners Lunch
- May 2, 2018: Latino Business Owners Lunch
- June 4, 2018: East Boston and Revere Minority Business Leaders
- August 20, 2018: East Boston Ministries
- October 24, 2018: Latino Parent Leadership Program
- June 14, 2019: East Boston and Revere Minority Business Leaders
- August 12, 2019: Latino Business Owners Meeting



Everyone is Welcome Here



Existing Site

- Formerly privately owned horse racing track and off track betting operation, acquired by HYM in 2017
- Project site has been disconnected from the urban fabric of East Boston and Revere for over 90 years
- Currently vacant with no existing residences or tenants



 PUBLICLY INACCESSIBLE

Inclusiveness and Non-Discrimination

- The project is subject to a non-discrimination and fair housing covenant binding on all current and future owners
- Provides for affirmative fair housing marketing obligations in connection with the sale, lease, or rental of individual dwelling units, including through implementing affirmative marketing efforts targeted at Spanish speakers and other persons with limited English proficiency
- Extensive public engagement and review process and outreach to Spanish speakers set a new standard for Boston development projects

PLAN MAESTRO DEL PDA

El Plan Maestro establece los elementos, la esquema, y las restruccuibes para el Sitio del Proyecto

- Describe el contorno del Sitio
- Enumera los propuestos usos y superficies construidas del Sitio
- Establece altura, plano de volumen, y dimensiones (Programa B)
- Establece requisitos con respecto a espacios abiertos (25%)
- Establece la Zona de Transición de Orient Heights (alturas mas bajas y usos residenciales)
- Establece las fases del Proyecto
- Establece requisitos para estacionamiento y zonas de carga
- Delinea específicamente los beneficios públicos, mitigación, y la cronología de estos



Atención Comerciantes de East Boston y Revere.

Le invitamos a conocer las oportunidades que se ofrecerán a los comerciantes locales en el desarrollo propuesto en Suffolk Down.

Presentado por: El Grupo de Inversiones HYM
(HYM Investment Group, LLC)

Fecha: Martes, 4 de Junio a las 2p.m

Lugar: Suffolk Downs, en el Clubhouse (2do Piso)



Design Principles

**Mixed Use Walkable
Neighborhood**



Open Space and Parks



Neighborhood Retail



Economic Development



Transit Oriented Development



Resiliency and Sustainability

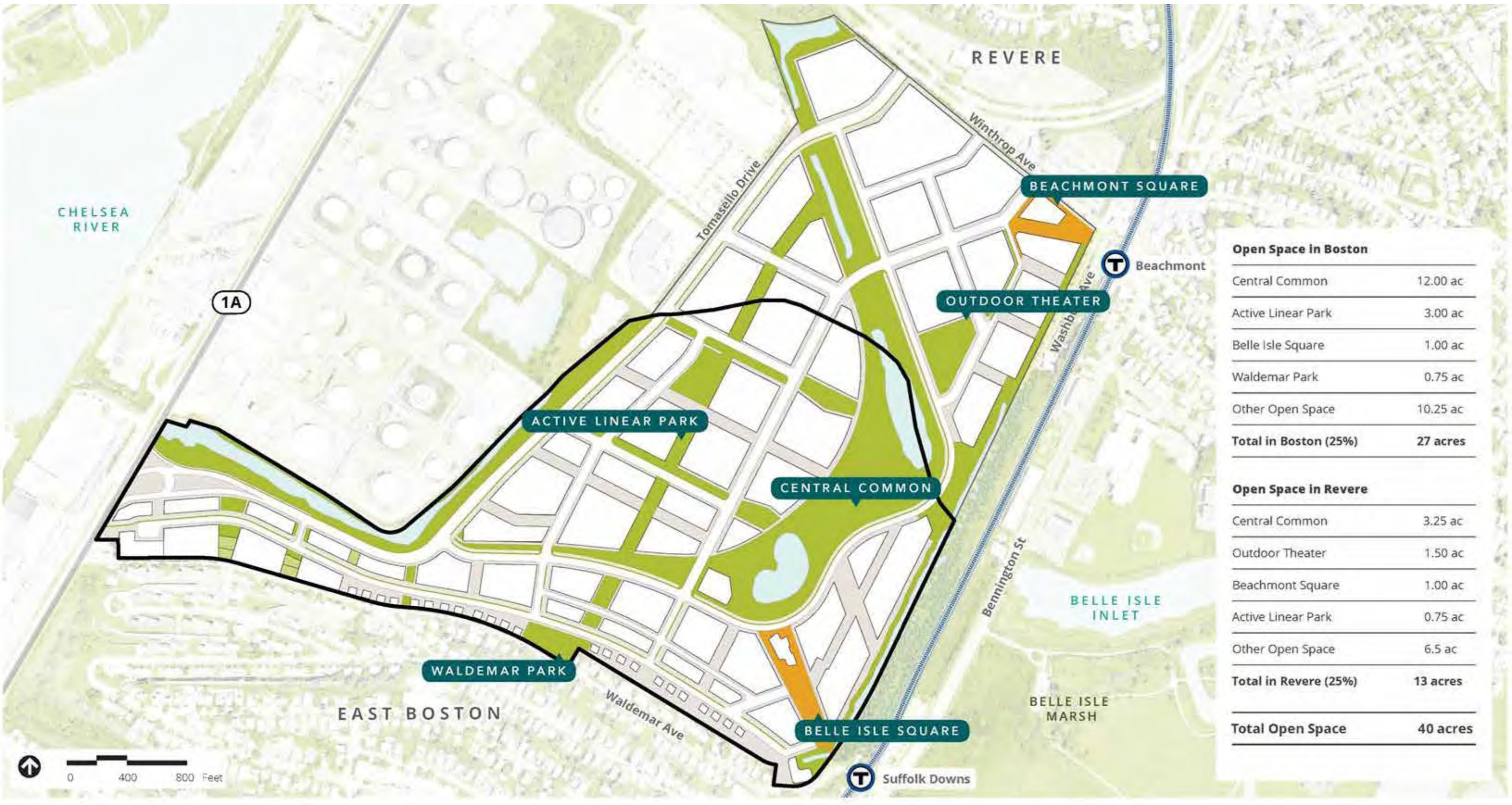




1 OPEN SPACE

Open Space Commitments

Over 40 acres of Open Space, totaling 25% of Entire Site



Open Space Commitments

- Investment of over \$80 million into a 40-acre sitewide open space system, which includes commitments to a specific number of recreational facilities including:
 - One (1) Multipurpose Field (2.3 acres)
 - One (1) Flexible Field (0.7 acres)
 - Four (4) Basketball Courts
 - Three (3) Tennis Courts / Pickleball Courts
 - Five (5) Playgrounds
 - Five (5) Bocce Courts
- Outdoor theater, various active and passive recreation areas, and existing wetland features
- Planting of over 1,500 new street trees across the entire Suffolk Downs site
- Proponent is building and maintaining the open space at its cost in perpetuity



Parks Deeded to Boston Parks & Recreation Department

Commitments to Boston Parks & Recreation Department include the following:

- 2.5 acres to be deeded to City of Boston including Orient Heights Neighborhood Park and Gateway Park
- Additional 3.0 acres of shared programming rights on key recreational fields
- Increase of Orient Heights Neighborhood Park from 0.7 acres to 1.0 acres
- Commitment to place conservation restrictions on wetland areas and Central Common
- All Parks will go through Public Design Review Process
- HYM will enter into MOU on operations and maintenance of the 40-acre system



Open Space Network



Program and Activation of Outdoor Spaces



YOGA



FARMERS MARKETS



BASKETBALL COURTS



YOUTH SOCCER



COMMUNITY FESTIVALS



DOG PARK

Mixed Use Walkable
Neighborhood



2 VISION & PROGRAM

Master Plan

Boston	10.52 MSF
Revere	5.68 MSF
Total	16.20 MSF



Land Use Plan

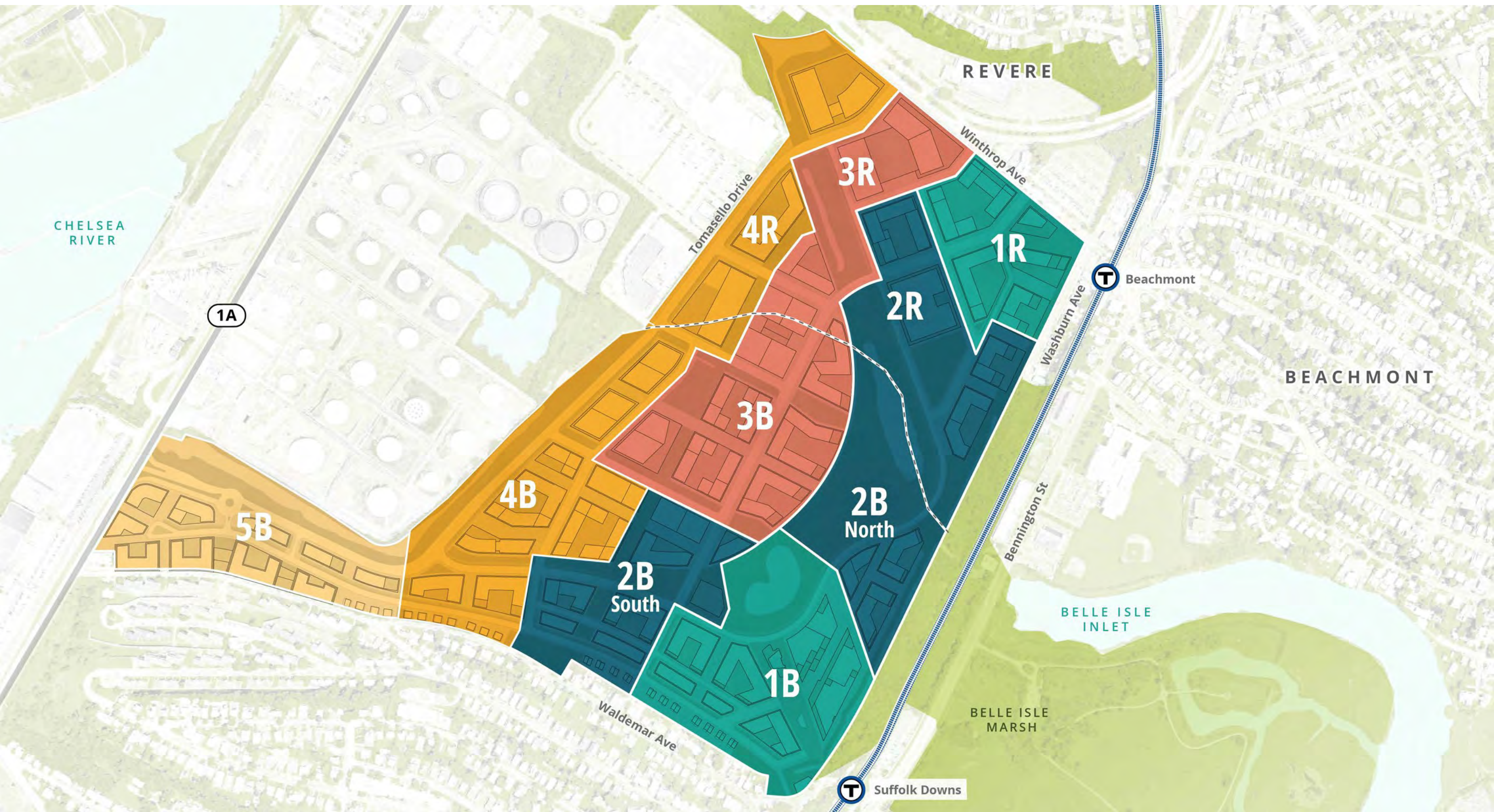
Dynamic Mix of Uses

Use	Boston Program
Residential	~ 7,310,000 GSF
Commercial	~ 2,740,000 GSF
Retail	~ 200,000 GSF
Hotel	~ 270,000 GSF
TOTAL	~ 10,520,000 GSF



Phasing Plan

Building out from the two MBTA Stations



**Mixed Use Walkable
Neighborhood**



3 HOUSING

Unique Opportunity to Build Diverse Housing at Scale

- Over 10,000 units of housing featuring a varied supply of housing types, helping to address our region’s critical housing shortage
- Suffolk Downs will produce approximately 1,430 new affordable housing units - the greatest number created by a single project in the history of Massachusetts
- Commitment to a 10% senior housing (ages 55+) across the site
- Commitment to a minimum of 35% 2-bedroom and 3-bedroom units in unit mix

Boston Residential Unit Mix	% of Total	# of Units in Boston
Apartment	58.5%	4,190 units
Homeownership Units	31.5%	2,200 units
Senior Housing Units	10%	710 units
TOTAL	100%	7,100 units

Master Plan Residential Unit Mix	% of Total	# of Units in Master Plan
Apartment	58.5%	5,850 units
Homeownership Units	31.5%	3,150 units
Senior Housing Units	10%	1,000 units
TOTAL	100%	10,000 units



Affordable Housing

13% Inclusionary Development Policy Requirement

On-Site Total: 930 Units

- Boston has a 13% Inclusionary Development Policy (IDP) for market-rate housing development to support the creation of affordable housing
- 13% applies to the total square footage in order to facilitate larger number of family-friendly affordable housing units
- Range of 40% - 100% of Area Median Income (AMI)
 - Commitment to work with BPDA to market affordable units to tenants who hold rental vouchers, and to facilitate rental to tenants earning as low as 30% of AMI

Additional 7% Off-Site Units

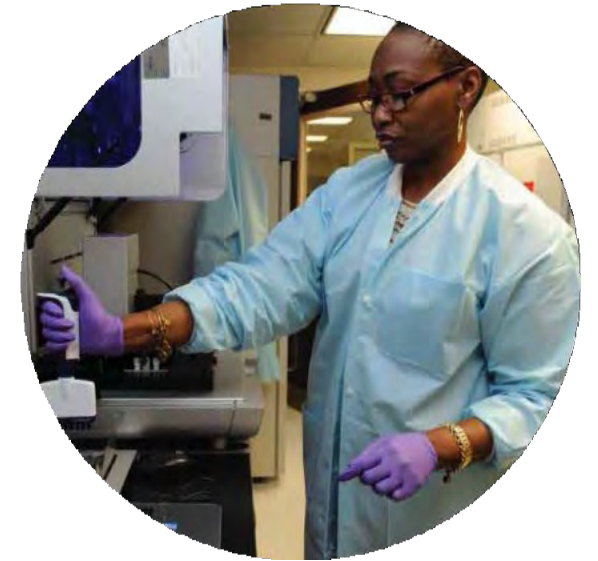
Additional Off-Site Total: 500 Units

Total Overall: Approx. 1,430 Units

- Commitment to \$5,000,000 contribution toward housing stabilization fund to assist East Boston-based nonprofits to provide affordable housing
- Use of \$14,000,000 from housing exaction payments from the Master Project to facilitate additional affordable housing
- Make additional dollar-for-dollar (1:1) contributions to the housing stabilization fund for any public infrastructure funds received up to \$26 million
- Contribution of land sufficient to accommodate approximately 50,000 SF affordable housing building, either onsite or off-site in East Boston
- Work to create more affordable units if other city/state funds are made available



Economic Development



Neighborhood Retail



4 ECONOMIC DEVELOPMENT

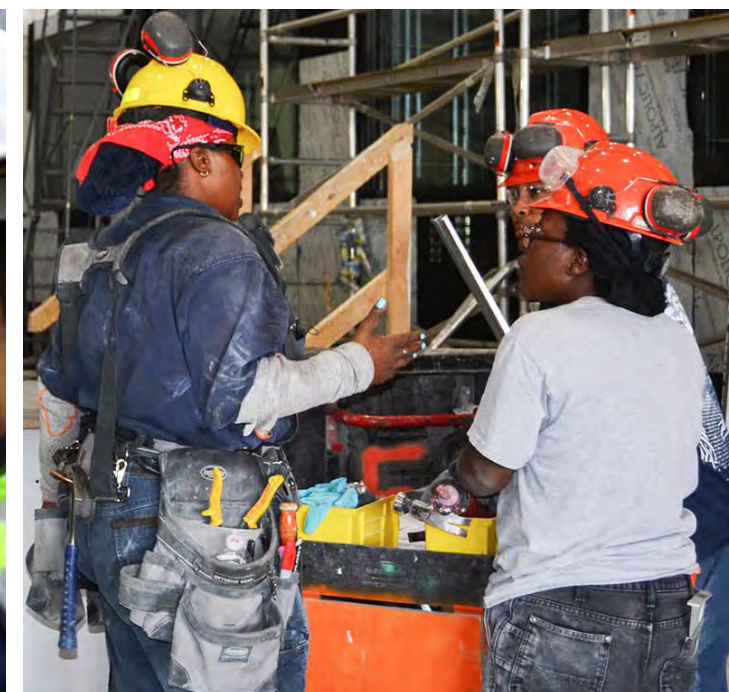
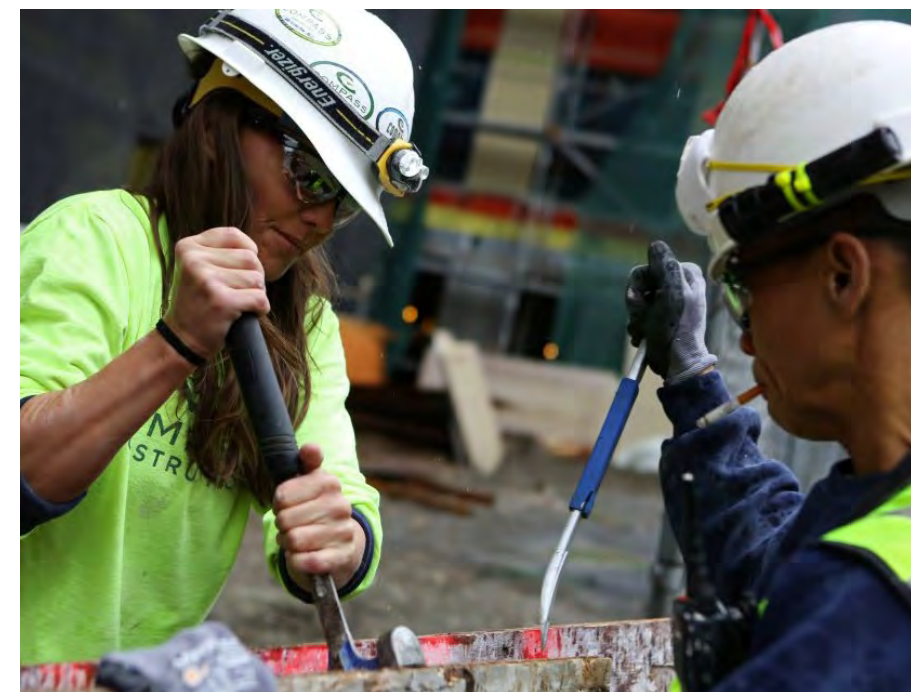
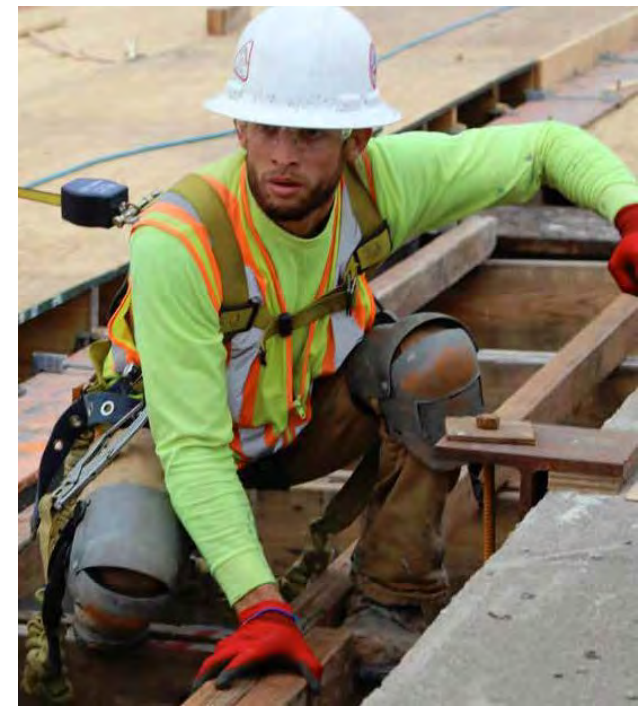
PLA and Commitment to Union Labor

Project Labor Agreement (PLA)

- Commitment to union labor through signing of the largest private Project Labor Agreement (PLA) in the history of the region
- Adopted Boston Resident Jobs Policy for both Boston and Revere
- Opportunities for new job training and to bring new members into the building trades, including residents of East Boston and Revere, women, and people of color

Union Commitments

- Creation of approximately 14,000 union construction jobs
- \$1 Million commitment by HYM to Building Pathways which provides job preparation programs to local young people of color
- Commitment to Local 26 (hotel workers union) for new hotel jobs



Economic Development and Employment Opportunities

- 25,000 New Permanent Jobs
 - Office
 - Lab
 - Research & Development
 - Grocery Markets
 - Entertainment
 - Food
 - Service
 - Hotel
- Creation of approximately \$59.5 million in real estate tax revenues (net \$33.7 million after accounting for increased municipal services) for City of Boston
- \$1 million commitment by the project team for workforce training initiatives for East Boston and Revere residents such as ESL, computer training and soft skills for future jobs



Neighborhood Retail

- Create an authentic neighborhood at Suffolk Downs that connects and enhances the adjacent, established East Boston and Revere communities
- Over 500,000 SF of diverse street front retail
- Commitment to at least 10% of each phase's retail square footage to local business owners



50,000 SF of Indoor Civic Spaces

40,000 SF in Boston and 10,000 SF in Revere

- East Boston Community Center
- Neighborhood Health Center
- Early Childhood Education
- Common Worship Space
- Potential East Boston Branch Library Extension
- Flexible Community Space
- Job Training Area
- Boys & Girls Club
- Visual and Performance Art Center
- Dance and Recreation Center
- Office Space for Supportive Services and Non-Profits



**Transit Oriented
Development**



5 TRANSPORTATION

Increased On and Off-Site Improvements to \$337M

- Over \$337 million dedicated to on-site and off-site improvements
 - \$80 million to create 40 acres of publicly accessible open space
 - \$196.5 million for construction of all on-site infrastructure
 - \$41 million for all off-site traffic mitigation measures
 - \$20 million for transit mitigation measures
- Committed to \$20 million contribution to the MBTA including:
 - Suffolk Downs station improvements
 - Beachmont/Suffolk Downs Construction
 - Blue Line Signals Design
 - Beachmont Bus Study
- Provision of additional Blue Line operational subsidy of \$210,000 per year for 15 years, totaling to \$3.15 million, to fund the operating costs of one Blue Line train
- The Blue Line is the only MBTA line in Boston that does not use all available cars for operation; with twelve (12) total cars and two (2) extra cars not in use
- Comprehensive bike network adding over 13,000 LF of on-site protected cycle tracks, 12 Bikeshare stations across the site, and extension of the East Boston Greenway (EBG) from Constitution Beach to Suffolk Downs



Over \$41M of Off-Site Traffic Mitigation



CURRENT EAST BOSTON GREENWAY & EXISTING BIKE ROUTE



PROPOSED OPEN SPACE NETWORK & CONNECTIVITY

Roadway, Bike, and Pedestrian Network
Totaling \$110 Million





6 RESILIENCY & SUSTAINABILITY

Commitment to Energy Savings and Performance

- Committed to advancing Boston's goals to achieve net zero by 2050 by exceeding current energy code requirements and LEED requirements
- Each individual building will meet the City's most current requirements respecting updates to Article 37 Green Building Guidelines, LEED, Climate Action Plan, and Boston Climate Resiliency and Sea Level Rise Base Flood Elevation requirements
- All buildings will be LEED Certifiable:
 - Minimum of 5% LEED Platinum Buildings
 - Minimum of 75% LEED Gold Buildings
 - Minimum of 20% LEED Silver Buildings
- All buildings will improve energy savings over current code:
 - 5% achieve over 50% energy savings
 - 35% achieve 30% to 50% energy savings
 - 55% achieve 18% to 30% energy savings
 - 5% achieve 10% to 18% energy savings



Commitment to Sustainability and Reduced Greenhouse Gas Emissions

- Incorporation of Passive House Technologies
 - Construction of 50,000 SF residential Passive House demonstration project; if feasible, construction of additional three Passive House buildings
 - All 12 single-family homes will achieve Carbon Neutral or E+ equivalent
 - All 22 townhomes on-site will achieve Carbon Neutral or E+ equivalent
- Renewable Energy & Microgrid
 - Commitment to install 2MW of solar PV on building rooftops
 - Every building will be built to be solar-ready, and microgrid-ready site
- Reduced Greenhouse Gas Emissions
 - Commitment to greenhouse gas emissions reduction of 23% (previously 17.5%) over code
- Implementation of Electric Vehicle (EV) Technologies
 - Exploration of electric buses and other new vehicle technologies
 - Commitment of 25% EV charging spaces and additional 75% of parking spaces to be EV ready



Comprehensive Commitment to Resiliency

- Committed to advancing the City of Boston's resiliency objectives with building and site improvements designed to meet the City's most current requirements respecting climate resiliency policies and standards
- Achieving no increases in flooding, and in many cases a reduction in flooding through low-impact site design, on-site storage, and proposed flood mitigation
- Targeting Finished Floor Elevations (FFE) in accordance with BPDA Sea-Level Rise Design Flood Elevation
- On-site and off-site resiliency improvements include:
 - Upgrades to existing DCR pump station
 - Evaluating regional flood protection berm barrier system
 - Material improvement of water quality
 - New stormwater management system which protects Belle Isle Marsh from stormwater runoff



Belle Isle Marsh Protections

- Commitments to Belle Isle Marsh include:
 - Visitor study to measure visitor impacts to Belle Isle Marsh
 - Design and construction of new wayfinding signage
 - Provide funding for 10 years for an additional DCR staff person (Park Ranger)
 - Evaluate impacts to Belle Isle Marsh as part of regional berm study
- Suffolk Downs is upstream of tidal and storm surge flood waters and does not impact Coastal Storm Surge Flood levels at Belle Isle Marsh
- Buildings will be carefully designed with appropriate lighting and facade systems to consider migratory flyway areas and consider bird safe design guidelines for building design



Neighborhood Retail



**Mixed Use Walkable
Neighborhood**



**Resiliency &
Sustainability**



Open Space and Parks



7 ADDITIONAL PROTECTIONS

Future Community and City Engagement

- Design of all buildings will be subject to review by the BPDA, Boston Civic Design Commission, Impact Advisory Group (IAG) and the Boston Interagency Green Building Committee
 - The BPDA will host IAG and community meetings during design review to gather input on the proposed building design
- Proponent will provide progress reports to the BPDA, IAG and the community at the following intervals:
 - i. Every two years during development of the Master Project
 - ii. Upon the issuance of the final building permit within each Phase, or upon the issuance of the final building permit for aggregate Gross Floor Area equivalent to the completion of such phase, whichever is earlier; and

The BPDA will host IAG and community meetings to allow Proponent to review the progress report with the community and gather input

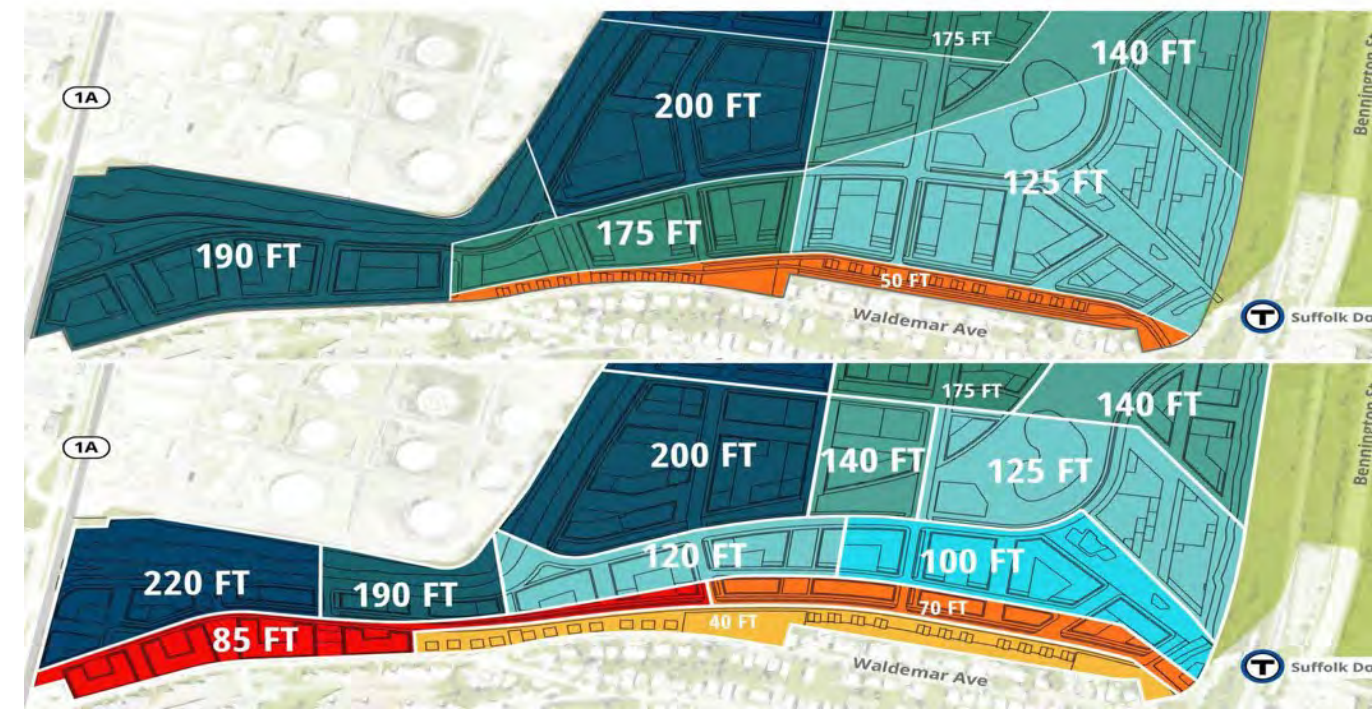
- In addition, the Proponent will return to the BPDA Board after the site is 60% built out and 80% built out for review of the Proponent's compliance with the Master Plan



Design Changes from Community Input

- Public engagement process with community input and extensive review with members of BCDC and BPDA Urban Design Staff
- Resulting project design changes include:
 - Orient Heights protection zone, limiting heights along Waldemar Ave
 - Finer grain blocks to transition from existing neighborhoods
 - Revised vehicular entry from Route 1A into project site

Height Zones



Revised Vehicular Entry from Route 1A



Finer Grain Blocks



Urban Design Parameters

- Extensive work with BPDA Urban Design staff and BCDC which resulted in approval from the BCDC Board on November 6th, 2019

Incorporation of additional design-related parameters including:

- Specific Right of Way widths as requested by PIC and BPDA and commitment to provide easements to City of Boston over these key Right of Ways
- Maximum Building Coverage of the site at 40%
- Requirement of 75% active ground floor uses within key on-site plaza areas and main street/retail corridors
- Additional design protections around maximum podium and tower sizes
- Requirement of specific building setbacks and podium stepbacks within key areas of the site
- Inclusion of maximum building lengths and minimum distance between towers
- Inclusion of lower parking ratios and ongoing parking monitoring

Right of Way Widths

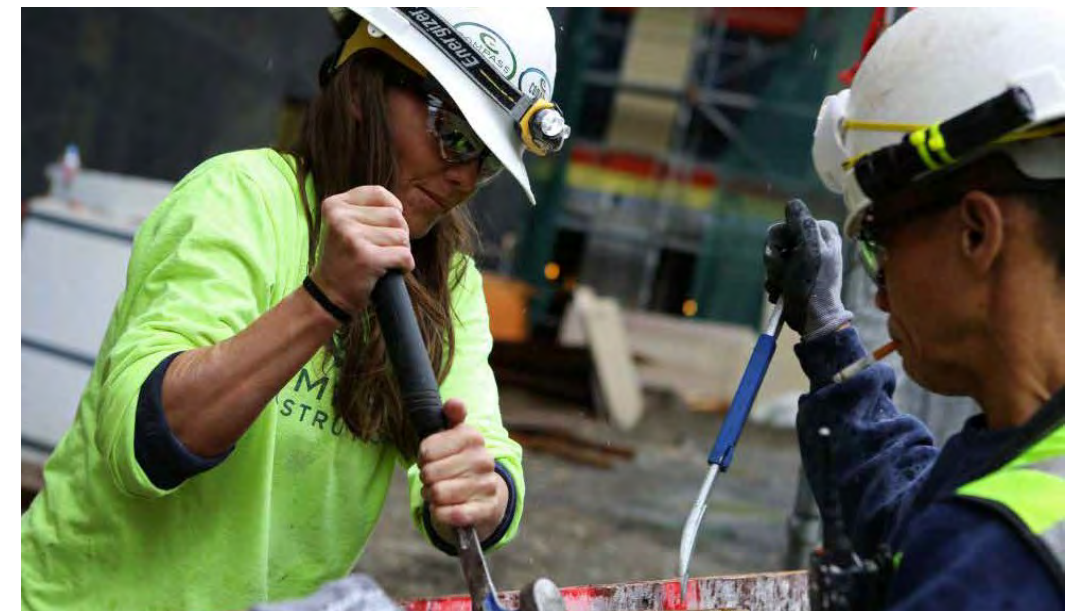


75% Active Ground Floor Uses



Everyone is Welcome Here

- 10,000 new housing units, 20% affordable
- 25,000 permanent jobs and 14,000 union jobs
- 40-acre public open space system
- Forward-thinking resiliency strategy and energy standards
- Extensive on-site and off-site infrastructure improvements
- Supporting local retail and civic spaces



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THE
H Y M
INVESTMENT GROUP, LLC

THANK YOU



Live

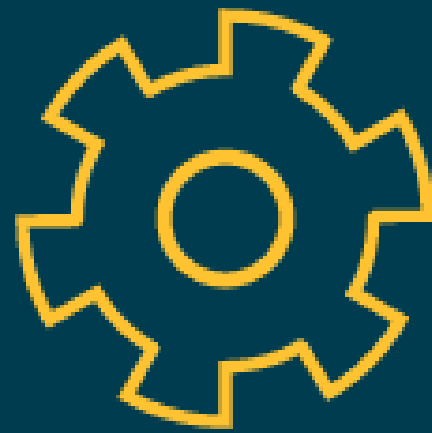


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